

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

JUL 24 2009

Monday 20 July 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

San Diego County

MINUTES

DEPT. OF PLANNING & LAND USE

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance.

14 members were present, , Bill Bopf, Anne Burdick, Jean Dooley, Donna Gebhart, Tom Harrington, Ron Miller, Roy Moosa, Jim Russell, Steve Smith, Paul Schaden, Harry Christiansen, Jack Wood, Michele Bain and Jackie Heyneman. Eileen Delany was excused.

Mr. Russell announced that due to a conflictive schedule, Mr. Tom Harrington needed to resign from the Parks and Recreation Committee and the Planning Group would be seeking another elected member to fill that position.

Mr. Russell also informed the Group that the Liberty Quarry Environmental Impact report had been released and would be on all Committee agendas and would also require a special meeting of the Planning Group.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

NONE

2. Approval of the minutes for the meeting of 15 June 2009. Voting item.

Mr. Steve Smith motioned that the minutes be approved and the Group unanimously approved the motion.

3. Presentation from Kenton R. Jones, PE, MSCE, DPW Unit Manager, Safety & Loss Mitigation, Traffic Engineering (O-334), and Secretary of the San Diego County Traffic Advisory Committee (TAC), (858) 874-4009. He will present the common functions of the TAC and will also field any questions the community may have regarding stop signs, speed limits, parking prohibitions or traffic signals in the County, or other general traffic engineering topics.

Mr. Jones representing the County of San Diego Department of Public Works and the Traffic Advisory Committee (TAC) outlined how the County goes about studying traffic and approving the placement traffic controls. Several members of the Planning Group asked questions about the application of traffic controls specifically in regard to Fallbrook's historic downtown. Mr. Jones detailed the research his staff had made on the downtown area and why they had not recommended stop signs be placed in the area. Mr. Jones' closing statement was that his staff stood ready to assist the community in any way he could.

4. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for the Chase Bank. APN 104-390-05, 1091 S. Mission Rd. to replace the Washington Mutual signs; 1-Illuminated 12' pylon sign; 3- Illuminated channel letter signs; 1 wall sign; 2 ATM signs ; 4 parking signs; 1 non- illuminated directional sign. Applicant- Signtech, 619-527-6100. County Planner: Debra Frischer. Continued at the 15 June 2009 meeting. **Design Review Committee.** Community Input. Voting Item.

The project was presented by the applicant. Ms. Anne Burdick reported that the Design Review Committee had asked for a minor color change in the frame around the automatic teller and that the applicant had complied. Ms. Burdick motioned that the project be approved as presented and the Group unanimously approved the motion.

5. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan Request for 4 off-sight signs for Lake Rancho Viejo. Applicant Trina Richards 951-296-3570 tr@temekainc.com. County Planner Debra Frischer: Debra.Frischer@sdcounty.ca.gov. Continued at the 16 Mar 2009 meeting. **Design Review Committee**. Community input. Voting item.

The applicant did not appear to present the project. Ms. Anne Burdick reported that the Design Review Committee had denied the request, but would reconsider at the Monday night meeting, if three conditions were met: that the illegal permanent sign erected on Olive Hill Road be removed by Monday, that no future human signs (off-premise non-permitted) be used, and that the applicant provide at Monday's meeting written assurances that they would honor the Fallbrook Guidelines in the future and refrain from erecting illegal signs. Since the applicant did not appear at the Monday meeting, Ms. Burdick motioned that the project be denied and the Group unanimously approved the motion.

6. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan to remove the rear portion of existing non-permitted unit and connect to existing unit to form a duplex at 511 N Main Ave. Owner Jaime Miramontes, 760-271-0076. Applicant Shaun O'Brien, 760-801-0950 shaunobrien@TFB.Com. **Design Review and Land Use Committees**. Community input. Voting item. (6/2)

The project was presented by the applicant. Mr. Jack Wood reported that the Land Use Committee had reviewed the request, inspected the site and had no objections to the request. Mr. Wood motioned that the project be approved as presented and the Group unanimously approved the motion.

7. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for a Banner to advertise The Foundation for Senior Care's 30th Anniversary Open House. Location: 135 S. Mission Rd., Fallbrook. Applicant Morgan Cadmus, Executive Director, Foundation for Senior Care, mcadmus@foundationforseniorcare.org County Planner: Debra.Frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting Item. (6/10)

The project was presented by the applicant. Ms. Anne Burdick reported that the Design Review Committee had reviewed the application and had no objections to the request. Ms. Burdick motioned that the project be approved as presented and the Group unanimously approved the motion.

8. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for the conversion of service bays to Offices & mini-mart in existing gas station at 1202 S. Main Ave.. Applicant: Javier Faodoa, Garry Engineering 858-483-0620, fj217@aol.com. County Planner Debra Frischer, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting Item. (6/10)

The applicant did not present the project. Ms. Anne Burdick reported that the Design Review Committee had been asked by the applicant to continue the request until a landscape and

signage plan was ready. Ms. Burdick motioned that the project be continued and the Group unanimously approved the motion.

9. VAR09-004 Request for a variance to reduce the rear yard setback by 2.5 feet for a proposed patio conversion at 155 Shelby Lane. Owner and applicant Erin Corduan 760-728-8522. Contact person David Allee 760-723-8641. County planner Kevin Johnston 858-694-3094. Kevin.Johnston@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (6/22)

The project was presented by the applicant. Mr. Jack Wood reported that the Land Use Committee had reviewed the request, inspected the site and had no objections to the request. Mr. Wood motioned that the project be approved as presented and the Group unanimously approved the motion.

10. The county has issued a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for Campus Park West GPA05-003, SPA05-001, TM5424RLL2, REZ 05-005 & S05-014. The purpose of a NOP is to receive input from the community about what should be studied in the EIR. The project is proposed for the approximate 118.3 acres, 99.7 acres located in the north east corner of I-15 and SR76 and 18.6 acres located on the south side of SR76. It is a request that includes the processing of a **General Plan Amendment** (to change the Regional Category from Special Study Area (SSA) to Current Urban Development Area (CUDA), to change the maximum density from 0.81 to 3.0 dwelling units per acre; and to amend the Circulation Element to delete Pankey Road north of Pala Mesa Drive), an amendment to the **Campus Park Specific Plan** (to separate Campus Park West from the remainder of the Campus Park SPA, to add multi-family residential uses in addition to a central mixed-use core plus general commercial and limited impact industrial/business professional uses), to create new Design Guidelines to supercede the existing I-15 Corridor and Fallbrook Design Guidelines, also they propose to change the height limits to allow buildings up to 50 feet tall. A **Tentative Map** (to subdivide the property in to 51 lots), a **Rezone** (to change the zoning from S90 to S88) and a V designator. Owner Pappas Investments, 916-447-7100. Contact person Camille Passon, at Project Design Consultants, 619.235.6471. County planner Dennis Campbell 858-505-6380, Dennis.Campbell@sdcounty.ca.gov. Community input. Voting item. **Note. The FCPG heard this item at our 15 June 2009 meeting and provided input to the county. Since that date members of the Planning Group have submitted additional item for consideration by the county and this is a proposal for the Planning group to adopt those items.**

Mr. Russell informed the Group that as a result of the County presentation on the Notice of Preparation for an Environmental Impact Report on the Campus Park project, three of the Planning Group members had compiled a written response to the County's request for concerns that the Community would like to see addressed in such a report. After a review of the comments Mr. Wood motioned that the Planning Group approve and adopt the written response. The Group unanimously approved the motion. The comments are attached.

June 30, 2009

Mr. Dennis Campbell
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Dennis:

Thank you so much for making the long trip to Fallbrook to discuss the Notice of Preparation for the EIR for Campus Park West. As you suggested at that meeting on June 22, we are submitting the attached comments for the preparation of the EIR. You will note that the

final page is a copy of the Planning Group's 2005 motion on this subject which includes the same items we are repeating now. The Planning Group supported these items in 2005 and presumably continues to support them today, although there was not sufficient time for a vote on the attached document before your July 10 deadline.

We will also send to you, by U.S. mail, a copy of this submission with our signatures.

Thank you so much.

Harry Christiansen, Chair, Circulation Committee
976 Ridge Height Drive, Fallbrook, CA 92028
Jack Wood, Chair, Land Use Committee
3191 Los Verdes Drive, Fallbrook, CA 92028
Anne Burdick, Chair, Public Facilities Committee
PO Box 217, Fallbrook, CA 92088
Fallbrook Community Planning Group

Attachment

Submission by three individual members of the Fallbrook Community Planning Group
Topics for inclusion in the EIR
Ways the Proposed Project Violates the Current Fallbrook Community Plan-1988
FCPG Motion - 2020 Plans for the Northeast Quadrant of I-15/76 Adopted at the Special
May 2, 2005

Meeting on

cc: Kristin Blackson

Submission by three individual members of the Fallbrook Community Planning Group

Harry Christiansen, Chair, Circulation Committee
Jack Wood, Chair, Land Use Committee
Anne Burdick, Chair, Public Facilities Committee

to

County of San Diego, Department of Planning and Land Use

Attention: Dennis Campbell, Project Manager

dennis.campbell@sdcounty.ca.gov

cc: Kristin Blackson

kristin.blackson@sdcounty.ca.gov

in

**Response to the Notice of Preparation of an EIR for Campus Park West
SPA 05-001, GPA 05-003, REZ 05-005, TM 5424, STP 05-014, LOG NO. 05-02-09**

We wish to submit the following topics for inclusion in the preparation of the Environmental Impact Report for Campus Park West:

The overriding need to create a comprehensive master plan for the entire area east of Highway 15 at Highway 76 regardless of the specific ownership of individual parcels;

Need to develop sequential phasing for roads, water, and sewer since all the proposed developments will be dependent on each other. Most critical is an east-west road connecting Highway 395 from Pala Mesa Drive eastward to Horse Ranch Creek Road, which must be completed prior to development in Campus Park and/or Meadowood;

Impact of development on the Fallbrook Community Character
Impact on aesthetics and the adverse effect on scenic vista

Densities (Please see Planning Group motion dated May 2, 2005, attached)

Residential
Commercial
Industrial

The location, the type, and the quantity of commercial and industrial facilities being planned and/or permitted (All commercial development should be located on Highway 76 on the Pappas property, not further north or east in the center of a residential area.)

Impact of Commercial and Industrial on proposed residential areas
Impact of Commercial and Industrial on the viability of downtown Fallbrook

Parking and Access Roads

Transportation and traffic/Road Network

Cumulative impacts of all developments plus a quarry, landfill, casinos, etc, on:

Highway 76

Highway 76/I-15 Interchange

Highway 395

Stewart Canyon/Canonita

I-15/East Mission Road Interchange

Future inability of local residents to access their own community from I-15 in a timely manner

The development of a road network as a cohesive plan for the entire area with easy access both to and from this area, including the construction of Pala Mesa Road all the way to Gird Road

Consider the effect on traffic circulation if Pala Mesa Road were constructed westward through to Gird Road and whether the projects in the quadrant should participate in these construction costs.

The avoidance of additional impacts on existing freeway access (at both Mission Road and Highway 76) by creating a third access to Interstate 15 at Canonita Road;

If Caltrans is not interested in creating this Interchange, it needs to become a County project based on TIF fees from all the projects in the quadrant.

Creation of an east-west roadway through the center of the quadrant

The development and location of the transit node and the "Park and Ride" in Campus Park West

Fire Evacuation

Need for all-weather secondary access for Meadowood

Grading - 77% of the site, 700,000 cubic yards, cut=22', fill=28'

Inconsistent with Community Plan

Inconsistent with environment

Structures

Adhere to Fallbrook Design Review Guidelines and I-15 Corridor DR Guidelines

Adhere to height limits established by the County and the Fallbrook Community Plan

Schools

Resolution of boundary and jurisdictional issues with the two elementary districts

Set aside land for second high school for Fallbrook area

Water supplies/Hydrology and Water Quality

Sewer and Waste treatment facilities

Air Quality

Dark Skies - of special concern because of the Palomar Observatory

Noise

**WAYS THE PROPOSED PROJECT VIOLATES
THE CURRENT FALLBROOK COMMUNITY PLAN (1988)**

Interstate 15/Highway 76 Master Specific Plan Area (MSPA)

(Excerpts from Appendix B of Fallbrook Community Plan, 1988)

(Page 31) ...; therefore a final land use plan should not be adopted until further studies are carried out to identify the detailed needs of the plan area and the appropriate methods to support those needs."

(Page 31) The Master Specific Plan process is suggested because it appears to be a logical vehicle for an integrated planning approachand is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

(Page 32) Additional studies need to be conducted for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following:

- 1) traffic analysis
- 2) facilities financing plan
- 3) market analysis
- 4) San Luis Rey River Plan
- 5) detailed dark sky policy implementation procedures
- 6) more detailed design guidelines developed in conformance with the I-15 Corridor Scenic Preservation Guidelines; and
- 7) a park and open space/trails plan.

...The studies may indicate that some of the land uses suggested here [in the Master Specific Plan] have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final master Specific Plan and its component Specific Plan.

FCPG MOTION-2020 Plans for the Northeast Quadrant of I-15 /SR76

ADOPTED AT SPECIAL MEETING - MAY 2, 2005 (14 yes, 1 no)

1. We prefer the total land use density for dwelling units proposed by the "College Alternative" Plan, except that an additional 100 home sites should be included in the Pappas property.

2. We recommend continued work on the College Plan alternative to refine the allowed densities, with a targeted total, maximum yield of dwelling units to actually be built of not more than 1,400 residential dwelling units distributed as follows: Passerelle = 650, Pardee = 650, Pappas = 100.

The current County concept is on a General Plan Amendment level, which produces the "raw" number of allowable lots. It does not account for the density reductions that occur later in "project planning". Minimum lot sizes in each land use designation, setbacks, slopes, school and park areas, environmental restrictions, and other factors will normally reduce the number of lots in the Land Use Designations to the number of yielded (actual) lots to roughly 60 – 70% of the "raw number" density.

3. We recommend a maximum Floor Area Ratio of 40% of total land designated for Office Professional/ Light Industrial land. The sixty acres of office / industrial space proposed by Passerelle would then be limited to approximately one million square feet of building space.

4. We recommend that the Transit Node facilities should be located in the Pappas property, as follows: It should be located as close as possible to SR 76; It should be at least twenty acres in size, with parking for at least 1,500 cars; It should be landscaped with trees and bushes; And, it should be paid for by TransNet (the new ½ cent sales tax) or with gas tax or other public funds.

5. We recommend that only 100 home sites should be on the easterly part of the Pappas property, and there should not be any condos or apartments. The Commercial site (A) should not be more than eight acres, and (B) should be designed and designated as being "Neighborhood Serving Commercial", with no "regional" shopping characteristics, and (C) should have Floor Area Ratios that permit no more than 100,000 square feet of total building space, which will allow a commercial center substantially equivalent to the Major Market shopping center – with the addition of a drug store.

The balance of the Pappas property north of SR 76 (after portions used for commercial and Transit Node facilities) should be limited to Office Professional / Light Industrial uses with a Floor Area Ratio of not more than 40% of total designated land use. This motion does not address Pappas' property south of SR 76.

6. We strongly recommend the creation of a new Freeway interchange at the Canonita / Stewart Canyon crossing to relieve future traffic impacts at our two existing Freeway interchanges. A significant portion of these costs should be borne by the proposed developments.

7. We recommend that the road arrangement within the Pappas property should include a connection northeasterly to the central area of the Passerelle / Pardee projects.

8. We recommend that any "phasing plan" for actual development and construction in this quadrant should take into account the infrastructure improvements then in place on SR 76, both east and west of I-15.

11. ZAP 09-004 Review of the plans for the new Fallbrook Library, 124 South Mission Road.

Applicant and contact person Axel Probst 619-231-0751 or Michelle M. Puentespin, 619.231.0751, www.fpbarch.com. County planner Michelle Chan, michelle.chen@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (5/11)

A representative of the Design team outlined the plan for the new Fallbrook Library. He detailed the building design and how art was going to be incorporated into the project. Additionally the building was striving to be built to a LEED silver level of energy efficiency. He stated that the building would be built into the hillside eliminating the need for stairs and that a sod roof with very low water plants was the current design.

Members of the public and the Planning Group commented on the lack of solar electric in the design. The Architect's representative stated that solar electric was considered but that the sod roof was deemed more effective for this site. Another representative of the Architect explained the proposed landscaping and that the architect was working with Ms. Jackie Heyneman on tree types. Mr. Bill Bopf asked about the temporary library facilities while the library is under

construction and County Library staff assured the Group that the temporary facilities would be in place within days of the current library closing for demolition.

Ms. Anne Burdick reported that the Design Review Committee had reviewed the project and asked that the design team soften the bright orange outside color panel and substitute two willow trees for the two pepper trees in the landscape plan. The architect had responded to the concerns. After further discussion, Ms. Burdick motioned that the project be approved as presented and the Group unanimously approved the motion.

12. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for signage for the Union Bank located at 1678 South Mission Road. Applicant Jim Symons 619-280-5345 **Design Review Committee**. Community input. Voting item. (6/28)

The project was presented by the applicant. Ms. Anne Burdick reported that the Design Review Committee had reviewed the application and had no objections to the request. Ms. Burdick motioned that the project be approved as presented and the Group unanimously approved the motion

13. The county has released for comment the Proposed New County General Plan and the related EIR plus several other documents pertaining to the new general plan. The comment period runs until 31 August 2009. Those documents can be viewed at the Fallbrook Library and at other locations listed on the General Plan Update Website. Those documents can also be viewed at the General Plan Update Website <http://www.sdcounty.ca.gov/dplu/gpupdate>. **Land Use, Circulation, Parks & Rec, Public Facilities & Design Review Committees**. Community input. Voting item. **Note: This item will also be on the August agenda.**

Mr. Russell advised all Planning Group Members and Committee Chairs to review these documents and prepare comments for presentation at the August Planning Group meeting.

14. Workshop on the Fallbrook Community Plan as created by the community and the Planning Group in 2005/2006. County planner Eric Lardy 858-694-2457, eric.lardy@sdscounty.ca.gov. **Land Use Committee**. Community input. Voting item

Issue LU2.2a Additional commercial categories beyond those provided for in the County's General Plan are needed to address circumstances specific to the Fallbrook Community.

Goal LU2.2a The creation of additional commercial land use categories which specifically address the needs of the Fallbrook Community.

Policy LU2.2a.1 Create a category for the Grand Tradition, a wedding venue, (APNs 104-250-34, 104-250-35, 104-350-14, and 106-410-36) as an outdoor/indoor commercial area with three separate wedding/reception facilities: the Beverly Mansion (15,000 SF), Arbor Terrace (5,000 SF) and a third site yet to be constructed, Tuscany/Vineyard (5,000 SF). In this case, the total square footage permitted for the entire 22 acre venue shall be 25,000 SF.

Question: Should the eastern two parcels in the same ownership as the Grand Tradition have a Regional Category of "Commercial"?

Question: Should the Fallbrook Community Planning Group send a letter to the county regarding the timing of the implementation of the revised Fallbrook Community Plan?

Mr. Russell opened the discussion by outlining the three issues this agenda item needed to consider:

- 1) A letter to the County of San Diego requesting that the Community Plan in its entirety be added to the Current General Plan update.
- 2) The modification of the Fallbrook Community Plan to address the commercial use of the Grand Tradition parcels.
- 3) Review the additional comments that Ms. Heyneman had made to pages 11 and 12 of the Fallbrook Community Plan.

Item 1 - Mr. Russell advised the Group that the County deadlines for submittal of Community Plan updates was long gone and he felt a letter requesting some other course of action would not be acted on. Ms. Bain and Ms. Heyneman argued that such a letter might at least let the County know of the Planning Groups displeasure. Ms. Gebhart expressed her concern that the Planning Group members had worked very hard to follow the County's directions and felt the Plan should be processed. Ms. Burdick asked if it wouldn't be possible to include a short explanation on the Fallbrook title page shown on the County's website that the 2009 plan was still in process. After lengthily discussion, Ms Heyneman made a motion not to send a letter to the County. The Motion passed with 13 in favor and one opposed (Ms. Bain).

Item 2 - Mr. Russell stated the problem that he felt had two parts. First, the easterly two parcels of the Grand Tradition properties had been identified as commercial on the 2020 land use maps (he felt in error) and were surrounded by residential. Secondly, the two westernmost parcels create some concerns about the extent and type of future commercial development permitted there. Mr. Don McDougal (owner of the property) stated he had no objections to a residential zoning on his two easterly parcels.

Mr. Russell motioned that the County Staff be contacted and informed that in the Planning Group's opinion, the two easterly parcels of the McDougal ownership (Assessor Parcel Numbers 106-410-59 and 106-410-61) had been identified as Commercial in error and that the Fallbrook Planning Group requested that the two parcels in question remain residential like the other adjoining parcels. This motion carried 12 in favor, one no (Mr. Bill Bopf) and one abstention (Mr. Roy Moosa).

Mr. Wood stated the Land Use committee would be working on additional modifications to the Fallbrook Community Plan to address the remaining Commercial uses for the property. Mr. McDougal also stated he would work with the Committee to reach acceptable restrictions.

Item 3 - All of Ms. Heyneman's corrections were adopted.

The meeting was adjourned at 9:00 pm.

Tom Harrington, secretary

